



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: November 4, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Pincetl, Smith, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Jana Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Pedersen – That the agenda for November 4, 2015 be approved.

At the direction of the Chair, the agenda was unanimously approved.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Pedersen – That the minutes for September 30, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Pedersen, Modugno and Pincetl in favor and Commissioner Louie being recorded as abstaining.

PUBLIC HEARINGS

Zoning Permits - East Section

Action Taken as Noted

6. (Called up for review by the Regional Planning Commission). Project No. R2014-02389-(4). Conditional Use Permit No. 201400111. Applicant: Verizon Wireless. 2356 Fullerton Road, Rowland Heights. Puente Zoned District. To authorize the construction, operation and maintenance of a 50-foot high unmanned monoecalyptus wireless telecommunications facility in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

Ms. Bush presented the staff report and requested that the project be continued to December 9, 2015, in order to allow the applicant time to meet with the Rowland Heights Community Coordinating Council and conduct additional community outreach.

Motion/second by Commissioners Pedersen/Pincetl – That the item be continued to December 9, 2015.

At the direction of the Chair, the item was continued to Wednesday, December 9, 2015.

Land Divisions

Action Taken as Noted

7. Project No. R2014-02680-(5). Applicant: KB Homes. Plum Canyon Road and La Madrid Drive (APN 2812-097-007). Sand Canyon Zoned District. a. Vesting Tentative Tract Map No. 073065. To create one commercial lot and one residential condominium lot with 175 condo units on 14.5 gross (12.4 net) acres. b. Conditional Use Permit No. 201400126. To develop residential townhomes in the C-2 (Neighborhood Business) Zone. c. Environmental Assessment No. 201400215. To consider a Mitigated Negative Declaration, as the project will not have a significant

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PUBLIC HEARINGS (Cont.)

Land Divisions

effect on the environment with the incorporation of mitigation measures, pursuant to CEQA reporting requirements.

Mr. Montgomery presented the staff report followed by testimony from the applicants Aaron Clark and Ronald Mertzl requesting that the item be continued to a date in early February. Commissioner Pincetl commented on and had questions regarding creative spaces, landscaping and transportation options concerning the project. Applicant agreed to look into all the issues raised by Commissioner Pincetl.

Wes Donahue and Susan Wright spoke in opposition to the project raising concerns regarding noise, traffic congestion and the development of residential properties in commercially zoned land which would impact the retail needs of the community.

Motion/second by Commissioners Pedersen/Smith – That the item be continued to February 10, 2016.

At the direction of the Chair, the item was continued to Wednesday, February 10, 2016.

Action Taken as Noted

8. **Project No. R2014-02256-(5). Applicant: Hales Anderson Investment Properties Partnership/Mark Anderson. 2236 Park Avenue, Montrose. La Crescenta-Montrose Zoned District. a. Tentative Parcel Map No. PM073045. A minor land division request to create four single-family parcels on 0.76 gross acres. The request also includes a street frontage waiver and a modification of the required frontage width and average lot width for each of the resulting parcels. The project site is zoned R-1 (Single-Family Residence – 5,000 Square Foot Minimum Required Lot Area) and located within the La Crescenta-Montrose Community Standards District. b. Environmental Assessment No. 201400177. To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.**

Ms. Pavlovic presented the staff report recommending denial of the modification request to frontage and lot widths and recommended project redesign that conforms with the subdivision's code. Commissioner Smith raised a question on requirements in terms of additional entitlements if lot is currently zoned R-1. Ms. Pavlovic responded that no additional entitlements required but it would require a map revision.

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PUBLIC HEARINGS (Cont.)

Land Divisions

The applicants, Mark Anderson and Kendall Hales, and Robbyn Battles of the Crescenta Valley Town Council provided testimony in support of the project and four speakers spoke in opposition to the project with concerns relating to parcel size, street access, road maintenance, parking and traffic congestion.

Motion/second by Commissioners Pedersen/Smith – That the hearing be continued to January 13, 2016, with instructions to staff to return with the necessary findings to approve the project as currently designed, and come back with answers to all the questions raised on access and parking to Public Works and Fire maintenance.

At the direction of the Chair, the item was continued to Wednesday, January 13, 2016.

PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:27 a.m. to Wednesday, November 18, 2015.



Ana Ruiz, Acting Commission Secretary

ATTEST

APPROVE



Pat Modugno, Chair



Sorin Alexanian, Deputy Director
Current Planning Division